



Beechwood House, Broughton Cross – CA13 0TY

Guide Price **£375,000**

PFK

Beechwood House

Broughton Cross, Cockermouth

Detached 3 bed architect designed house offering spacious accommodation situated in an elevated location taking in the open outlook, wraparound garden, integral garage and ample offroad parking. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 bed detached house
- Large living room & dining kitchen
- 3 beds, one with ensuite shower room
- Gardens to front & rear
- Garage & ample offroad parking
- Elevated position with open outlook
- Council Tax: Band D
- Tenure: Freehold
- EPC rating C





ACCOMMODATION

Entrance Hallway

20' 5" x 7' 6" (6.22m x 2.29m)

Bright hallway approached via part obscured glazed wooden door with matching side panels, coved ceiling, staircase leading to first floor accommodation with storage cupboard below, window to side, radiator and wooden flooring.

Bedroom 3

13' 1" x 12' 5" (3.98m x 3.79m)

Currently utilised as a ground floor bedroom, but could be used as reception room if required.

Benefitting from window to front elevation, coved ceiling and radiator.

Dining Kitchen

18' 7" x 14' 3" (5.67m x 4.35m)

The kitchen is fitted with a range of matching wooden wall and base units with roll edge worksurfacing incorporating 1.5 bowl sink and drainer unit, matching dresser. Integrated appliances including electric oven integrated at eye level, electric hob with extractor over, tiled splashback, under counter fridge and dishwasher. Opening to a dining area with space for large table and chairs benefiting from sliding patio doors leading to the gardens at the rear, 2 radiators and tiled flooring.

Utility Room

11' 3" x 9' 11" (3.44m x 3.02m)

Large utility fitted with a range of full length and base units, contrasting work surfacing incorporating stainless steel sink and drainer, space for fridge/freezer, plumbing for washing machine. Radiator, tiled flooring, integral door to garage and glazed upvc door to rear gardens.





FIRST FLOOR LANDING

Bright staircase with window to side leads to first floor landing, which offers doors to accommodation.

Lounge

16' 6" x 16' 11" (5.04m x 5.15m)

The lounge has been positioned on the first floor of the house and offers lovely views of surrounding countryside and villages to the front, further window to the side elevation, electric fire set in cream surround with contrasting hearth and backplate, coved ceiling, dado rail and 2 radiators.

Principal Bedroom

18' 9" x 14' 6" (5.72m x 4.42m)

Large principal bedroom with dual aspect windows to front and rear elevations, both offering a lovely outlook, coved ceiling, radiator and glazed doors to en-suite

Ensuite Shower Room

6' 0" x 6' 7" (1.83m x 2.00m)

Fitted with 3 piece suite comprising low level w.c, wash hand basin set on vanity unit, tiled corner shower enclosure with mains shower, part tiled walls, obscured window, radiator and tiled flooring.

Bedroom 2

15' 5" x 12' 7" (4.69m x 3.84m)

Large double bedroom with window to rear overlooking the garden and open fields beyond, loft access via pull down ladder (loft is partially boarded), coved ceiling and radiator.

Family Bathroom

9' 2" x 7' 5" (2.80m x 2.25m)

Fitted with 3 piece suite comprising close coupled wc and wash hand basin both set on vanity unit, panelled bath, downlights, part tiled walls, storage cupboard, obscured window to rear, tiled flooring and laddered radiator.



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Cavity wall insulation installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Directions

Proceed out of Cockermouth on Low Road towards the A66, at the roundabout take the second left onto the A66. Take the first left hand turn to Brigham and then turn right onto Low Road, continue along this road and through the village past the first school on your left and continue before taking the next left hand turn for Old Greysouthen Road where Beechwood House is located on your left hand side.





GARDEN

To the front of the property is a tiered gravel area planted with shrubs and perennials, there is ample off street parking. Access to the rear is from both sides of the property. The rear garden has a large set paved area for sitting out and relaxing as well as steps to a raised garden area with water feature. There are areas of gravel beds and shrubs providing an abundance of colour. An electric car charger is fitted to the external of the property.

GARAGE

Single Garage

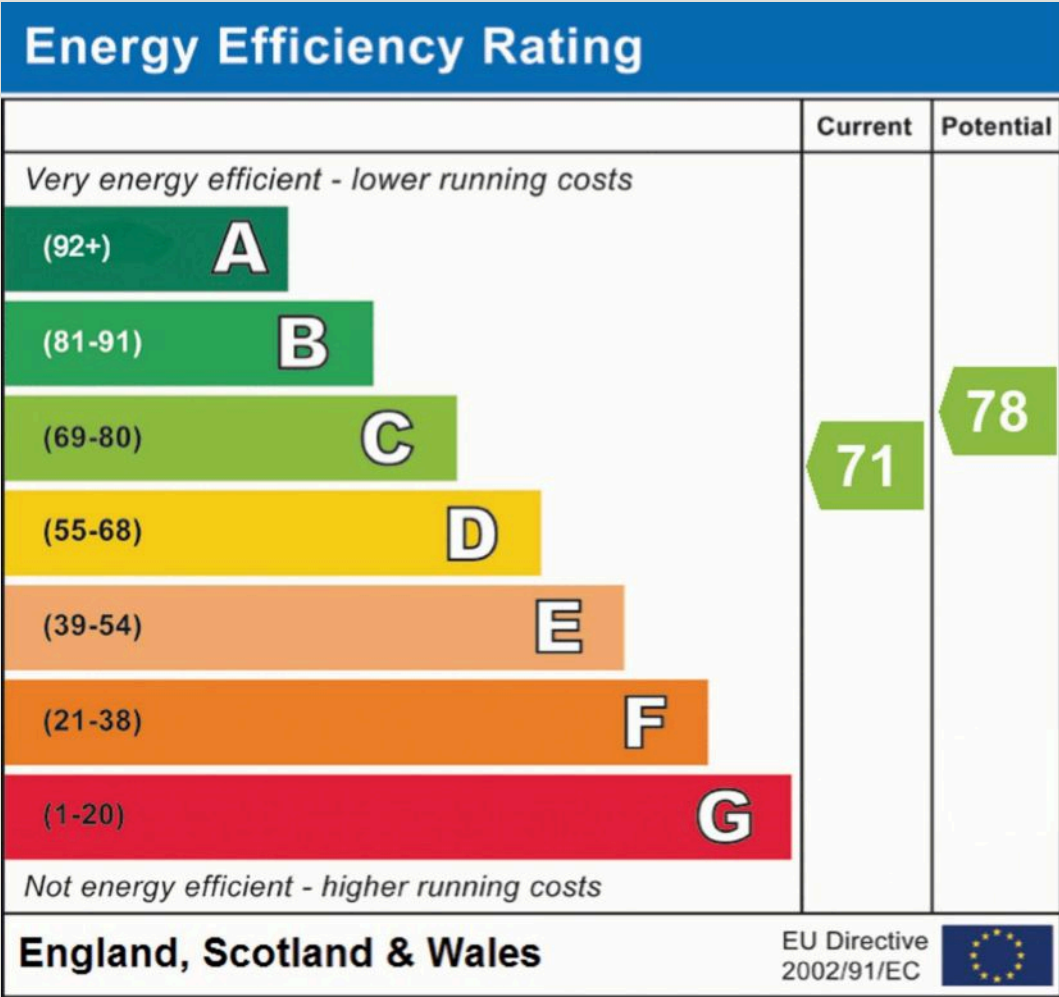
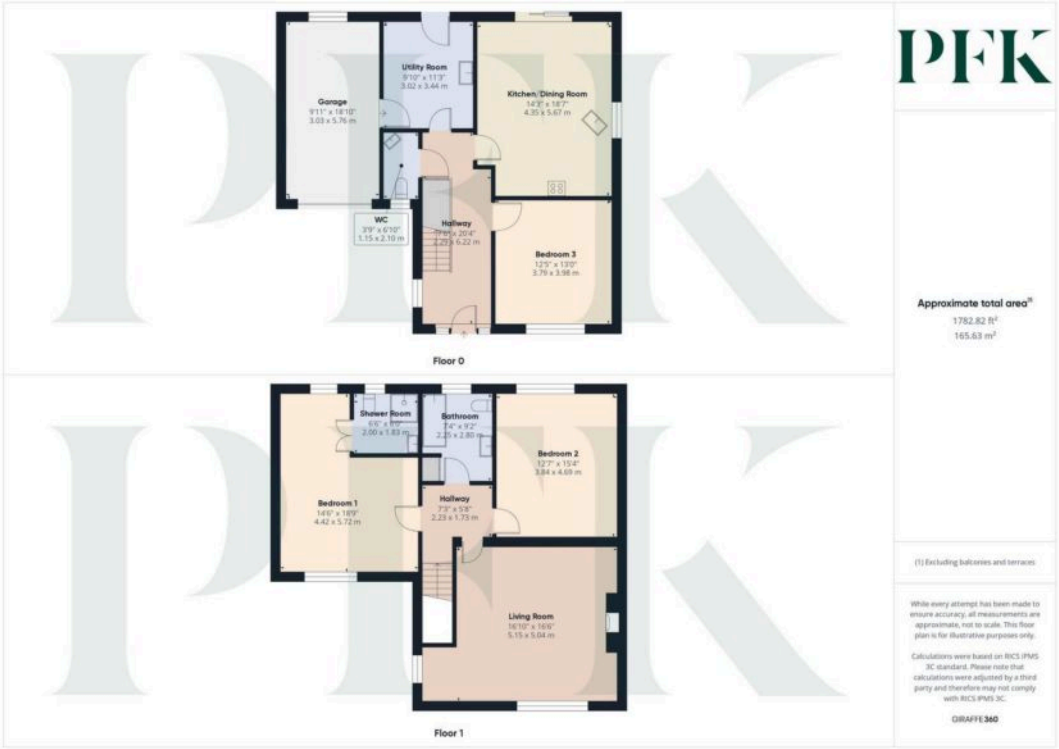
Integral single garage with electric up and over door, power and lighting

OFF STREET

3 Parking Spaces

Off street parking for up to three cars







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